

Conveys all that tract or parcel of land, situate in the town of Brighton, County of Monroe and State of New York, known and described as Lot Number 89, situate on the south side of Riverside Drive, and the same is laid out on a map of Riverside Gardens, filed in Monroe County Clerk's Office on July 18, 1922 in Liber 53 of Maps, at page 28; and is now contained within Lot Number R-90 as shown on a map showing a resubdivision of Lots Nos. 89 and 90 of Riverside Gardens, filed in Monroe County Clerk's Office on January 15, 1973, in Liber 188 of Maps, at page 78.

Excepting from this conveyance all right, title and interest in and to the land lying in the bed of Riverside Drive, as shown on the map aforesaid.

Subject to the covenant that the grantees herein, their distributees and assigns forever, shall not cause any type of dwelling unit or garage, to be placed or constructed upon the premises herein conveyed. This covenant is and shall be binding upon the grantees herein, their distributees and assigns forever, and shall run with the land. This covenant shall not apply to the continued existence and maintenance of the carport now located on the premises herein conveyed.

Also subject to all public utility easements, all easements, restrictions and building restrictions affecting the premises herein, and subject to all easements and restrictions common to the tract or subdivision.

Being the same premises conveyed to the grantors by Deed dated January 24, 1973 and recorded in the Monroe County Clerk's Office on even date in Liber 4395 of Deeds, at page 149.